

HARFORD COUNTY DEPARTMENT OF  
PLANNING AND ZONING

\* \* \*

COMMUNITY INPUT MEETING  
CONCEPT SITE PLAN FOR WAWA

\* \* \*

Tuesday, January 15, 2019

7:00 p.m.

\* \* \*

Held at:

Edgewood Recreation and Community Center

Edgewood, Maryland

\* \* \*

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PUBLIC ATTENDEES:

DONNA BLASDELL  
BERNARD HOLTHAUS  
CHRISTINE HOLTHAUS  
BRIDGETTE JOHNSON

-oOo-



A-G-E-N-D-A

PRESENTATION BY:

PAGE:

ALBERT J.A. YOUNG

4

INPUT/Q&A

7

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1 P-R-O-C-E-E-D-I-N-G-S

2 (7:00 p.m.)

3 PRESENTATION

4 MR. YOUNG: So, good evening.

5 I'm Jay Young. I'm the lawyer for the  
6 project. It's a proposed Wawa. It's in the  
7 current site of a Burger King now. And  
8 it -- the only thing, it -- I mean,  
9 essentially, it's a commercial use,  
10 restaurant use, similar to what's there now.  
11 The only difference is there will be gas  
12 pumps.

13 There are all kinds of new  
14 environmental regulations, federal, state,  
15 and local, that have caused those to be  
16 beefed up pretty significantly. So, there's  
17 what they call a tertiary treatment system  
18 so that there are chambers. If even the  
19 smell of gas gets out, it shuts everything  
20 down immediately. And there's different  
21 chambers that catch anything that could



1 possibly go anywhere so nothing can ever  
2 escape complete control.

3           The property is zoned so that  
4 this is a principal permitted use. There's  
5 no zoning approval required. There's no  
6 variance, no special exception. Just  
7 essentially need Development Advisory  
8 Committee approval.

9           Do you guys live nearby? Where  
10 are you?

11           PUBLIC ATTENDEE: Yes. Right in  
12 Edgewood we live.

13           MR. YOUNG: Okay.

14           PUBLIC ATTENDEE: We live off  
15 Edgewood, by the high schools.

16           MR. YOUNG: So, you would be how  
17 close to this?

18           PUBLIC ATTENDEE: About five  
19 miles.

20           MR. YOUNG: Okay.

21           PUBLIC ATTENDEE: No, it'd be



1 less than that.

2 PUBLIC ATTENDEE: Three.

3 PUBLIC ATTENDEE: Yeah, three.

4 MR. YOUNG: Chris, you want to  
5 just expand a little more about the site  
6 plan?

7 MR. ARMSTRONG: Yeah, sure.

8 Absolutely. So, like Jay said, the address  
9 is 2200 Pulaski Highway. Existing zoning is  
10 CI, which is commercial/industrial. The  
11 existing use is a Burger King and a barber  
12 shop. The proposed use is going to be a  
13 5,500, approximately, square foot Wawa  
14 convenience store with seven gas pumps.

15 As far as vehicular access, we've  
16 got one that's going to be a right-in,  
17 right-out on Pulaski Highway, and then we'll  
18 have a full movement on Edgewood Road.

19 Let's see. As far as pedestrian  
20 access, we're going to have a pedestrian  
21 connection to the sidewalk on Pulaski



1 Highway which leads to the main entrance of  
2 the Wawa convenience store.

3 As far as traffic goes, we do  
4 have a traffic engineer who will be doing a  
5 traffic study, something that the county has  
6 required. Once they provide their  
7 responses, then we'll understand what kind  
8 of traffic mitigation will be required for  
9 the project.

10 As far as stormwater management,  
11 we're anticipating two bioretention  
12 facilities in the back. We also believe  
13 that the 10-year quantity storage will be  
14 required. So, those will be provided within  
15 the facilities or in some sort of  
16 underground storage.

17 Landscaping and lighting. All  
18 anticipated regulations will be provided  
19 with the development. I think that's about  
20 all I have.



## INPUT/Q&amp;A

MR. YOUNG: Any questions?

MR. HOLTHAUS: Yeah, I have a question. Can we get a little bit extra lighting so that, at night, you don't have people hanging, you know what I mean?

MR. ARMSTRONG: Absolutely. If that's -- if it's --

MS. HOLTHAUS: The problem is across the street there's a meth clinic.

MR. HOLTHAUS: They have a meth clinic across the street, so I think a little extra lighting --

MS. HOLTHAUS: Kind of brighten it up. Deter them.

MR. HOLTHAUS: -- would get them out of there.

MR. YOUNG: Okay.

MR. HOLTHAUS: Deter it.

MR. ARMSTRONG: Absolutely. Anything that has to do with security and



1 safety, no problem.

2 PUBLIC ATTENDEE: It would be a  
3 24-hour?

4 MR. YOUNG: I believe so, yes.

5 Any other questions about  
6 anything?

7 MR. HOLTHAUS: There's only going  
8 to be one entrance, two entrances?

9 MS. HOLTHAUS: One on 40 and one  
10 on Edgewood Road.

11 MR. YOUNG: Yes. Yeah.

12 PUBLIC ATTENDEE: Put your  
13 address too. I should have put my address  
14 on it.

15 But this is right-in, right-out?

16 MR. YOUNG: Yeah. I believe  
17 there's a concrete median here, yeah.

18 MS. HOLTHAUS: When you starting?  
19 When you starting?

20 MR. HOLTHAUS: Right. Can you  
21 start tomorrow?



1 (Laughter.)

2 MR. YOUNG: We'll tell the county  
3 executive you said so.

4 MR. HOLTHAUS: Right. He knows  
5 me.

6 MS. HOLTHAUS: Wait a minute.  
7 You're down there? Get it.

8 MS. JOHNSON: So, I walked in a  
9 little late. I'm sorry. I don't know if  
10 there was already a presentation. But just  
11 basically, when is this project starting?

12 MR. YOUNG: Probably going to be  
13 a little while yet because there's some  
14 planning to go through. I would anticipate  
15 probably maybe within a month or two of the  
16 DAC submission.

17 PUBLIC ATTENDEE: And how long  
18 after the DAC submission do you -- before  
19 you go before the DAC Committee?

20 MR. YOUNG: I believe it's a few  
21 months. We need to make sure all their



1 comments are addressed, which, you know, can  
2 take one review. It could take two.

3 MS. JOHNSON: Is this the first  
4 public meeting for the project?

5 MR. YOUNG: Yeah. So, this is  
6 just a community input meeting. There's no  
7 zoning required. There's no variance, no  
8 special exception, no setback issues. It  
9 fits right in.

10 MS. JOHNSON: It's been a while.  
11 I haven't seen you. It's good to see you.

12 MR. YOUNG: Lucky for you.

13 (Laughter.)

14 MR. HOLTHAUS: Are they  
15 rebuilding the Burger King somewhere else?

16 MR. YOUNG: I don't know.

17 MR. ARMSTRONG: I don't know  
18 that, either.

19 PUBLIC ATTENDEE: They're  
20 probably going to put it up near the  
21 Checkers.



1 PUBLIC ATTENDEE: Wouldn't be a  
2 loss if we lose it. Honestly, it's the  
3 pits. Service is the pits. The burger is  
4 the pits.

5 MR. YOUNG: Well, we'll get you  
6 some more gas, reasonable prices.

7 MR. HOLTHAUS: Better coffee.  
8 Hate going all the way to Mountain Road to  
9 get coffee.

10 MS. HOLTHAUS: I know they're  
11 putting (inaudible) this close. It is  
12 closer.

13 PUBLIC ATTENDEE: How much would  
14 this be costing? I heard like some of the  
15 farm stores cost like \$8 million.

16 MR. YOUNG: Total cost, it's hard  
17 to say. I don't think \$8 million, but I  
18 don't know the exact cost. I would think it  
19 would be less than \$8 million.

20 PUBLIC ATTENDEE: Hope so. \$8  
21 million seems kind of high.



1 MR. YOUNG: Yeah. That would be  
2 awful good for the tax base.

3 MS. JOHNSON: And I'm just really  
4 assuming that they are redoing that whole  
5 parking lot?

6 MR. ARMSTRONG: Sorry?

7 MR. YOUNG: Yes.

8 PUBLIC ATTENDEE: Yeah. Okay.

9 MR. YOUNG: Yep.

10 MS. JOHNSON: The parking lot is  
11 in terrible condition.

12 MR. YOUNG: Oh, yeah.

13 PUBLIC ATTENDEE: They're going  
14 to remove all that parking lot.

15 PUBLIC ATTENDEE: That's a mess.

16 MR. YOUNG: That's fine.

17 PUBLIC ATTENDEE: You didn't miss  
18 much.

19 MS. JOHNSON: I didn't think so.  
20 Because I was like it just started at 7:00.

21 PUBLIC ATTENDEE: You didn't miss



1 much.

2 MR. YOUNG: There's not a lot of  
3 controversy about it.

4 MS. JOHNSON: Right.

5 MS. HOLTHAUS: Thank God.

6 MS. JOHNSON: Great.

7 MR. YOUNG: Anything else?

8 PUBLIC ATTENDEE: No.

9 MR. YOUNG: We all good?

10 MS. HOLTHAUS: We're all happy  
11 with it. We want it.

12 MR. YOUNG: Great.

13 MR. HOLTHAUS: Yeah, we want it.

14 MS. HOLTHAUS: Fantastic.

15 MR. YOUNG: Thank you for coming.  
16 We appreciate it.

17 MR. HOLTHAUS: Did you mark my  
18 name down?

19 MS. HOLTHAUS: Yeah, I put yours  
20 and mine together.

21 MS. JOHNSON: Well, that was



1   painless.

2                   MR. YOUNG:   More lights and good  
3   coffee.   We got it.

4                   PUBLIC ATTENDEE:   I was expecting  
5   people to be here complaining they didn't  
6   want it, honestly.

7                   (Meeting concluded 7:20 p.m.)  
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## 1 CERTIFICATE OF TRANSCRIPTIONIST

2 I, BRENDA STALEY, do hereby  
3 certify that the proceedings were recorded  
4 electronically at the time and place  
5 mentioned on the cover sheet thereof, and,  
6 thereafter, transcribed by me; that said  
7 hearing is a true record of the statements  
8 made; that I am neither counsel for, related  
9 to, nor employed by any of the parties to  
10 this proceeding;

11 And further, that I am not  
12 financially or otherwise interested in the  
13 outcome of this matter.

14 As Witness by my hand and  
15 signature as indicated below.

16  
17  
18 *Brenda Staley*  
19 -----

20 BRENDA STALEY  
21



# CONCEPT PLAN FOR WAWA

# COMMUNITY INPUT MEETING January 15, 2019Index: \$8..JOHNSON

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# CONCEPT PLAN FOR WAWA

# COMMUNITY INPUT MEETING January 15, 2019Index: kind..Young

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